



27 Briscoe Road, Holbrooks, Coventry, CV6 4JN

Asking Price £185,000



Two Bedroom End-of-Terrace House
Spacious Lounge
Fitted Kitchen
Two good size Bedrooms to the First Floor
First Floor Bathroom & Outside WC
Large Rear Garden
UPVC Double Glazing & Gas Centrally Heated
No Chain

Tel: 024 7655 1919 Email: enquiries@alternativeestates.co.uk

Company Registered in England & Wales No: 2460707. Company Registered Office: 7 New Union Street, Coventry, CV1 2HN.

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Entrance

Door to the lobby which includes a Central heating radiator, stairs off to the first floor and a door way to the lounge:

Lounge

3.9m (12' 10") x 4.0m (13' 1")

Central heating radiator, Double glazed window to the front, Open serving hatch to the kitchen, doorway to Kitchen:

Kitchen

2.9m (9' 6") x 3.9m (12' 10")

Ample fitted wall and base units with work tops over, Stainless steel sink unit with drainer and mixer tap, Integrated 'Bosch' oven and grill, space for drying appliances, space for Fridge Freezer, space for dining at breakfast bar, induction hob, central heating radiator, Double glazed rear window and door onto large garden, sliding doors into understairs cupboard: Valiant boiler & space for storage.

Landing

Doors to Both Bedrooms, Bathroom and access to the loft.

Bedroom One

3.9m (12' 10") x 4.0m (13' 1")

Doorway to walk in wardrobe, central heating radiator, Double glazed window to the front, Built in storage cupboard.

Bedroom Two

3.0m (9' 10") x 2.9m (9' 6")

Central heating radiator, Double glazed window to the rear garden.

Bathroom

1.7m (5' 7") x 1.6m (5' 3")

Wooden panelled bath and shower over with shower curtain, Low level WC, Sink unit with storage above, Double Glazed window to the rear, Central heating radiator.

Front

Laid to lawn with Fencing and gate to frontage, Shared access to side entrance which leads to rear garden via a wooden gate.



Rear

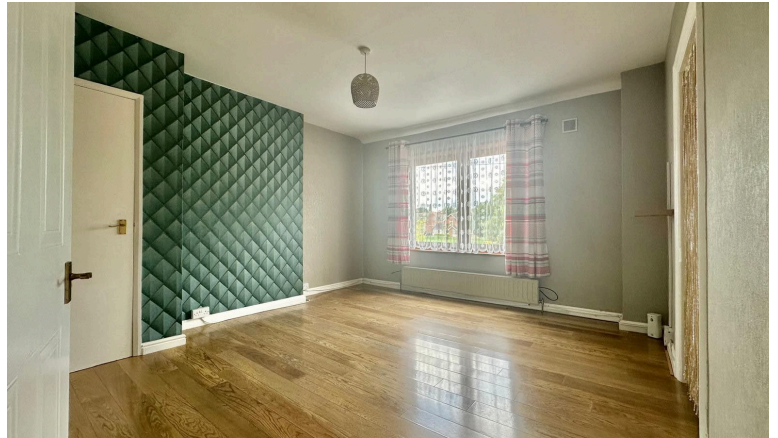
Onto the rear you have an outside WC, Patio area with a slabbed pathway to another patio area with a large garage, laid to lawn, mature bushes and plants, mostly fencing to sides and rear.

AGENTS NOTES

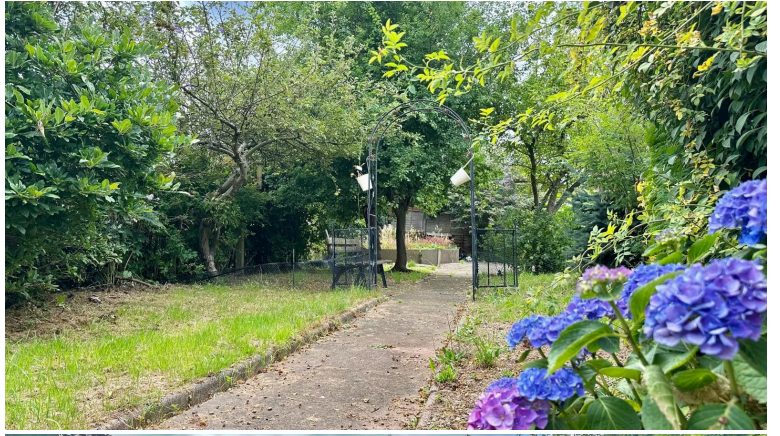
While every reasonable effort is made to ensure the accuracy of descriptions and content, we should make you aware of the following guidance or limitations. (1) MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. (2) These particulars do not constitute part or all of an offer or contract. (3) The measurements indicated are supplied for guidance only and as such must be considered incorrect. (4) Potential buyers are advised to recheck the measurements before committing to any expense. (5) Alternative Estates have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. (6) Alternative Estates have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.

TENURE - FREEHOLD

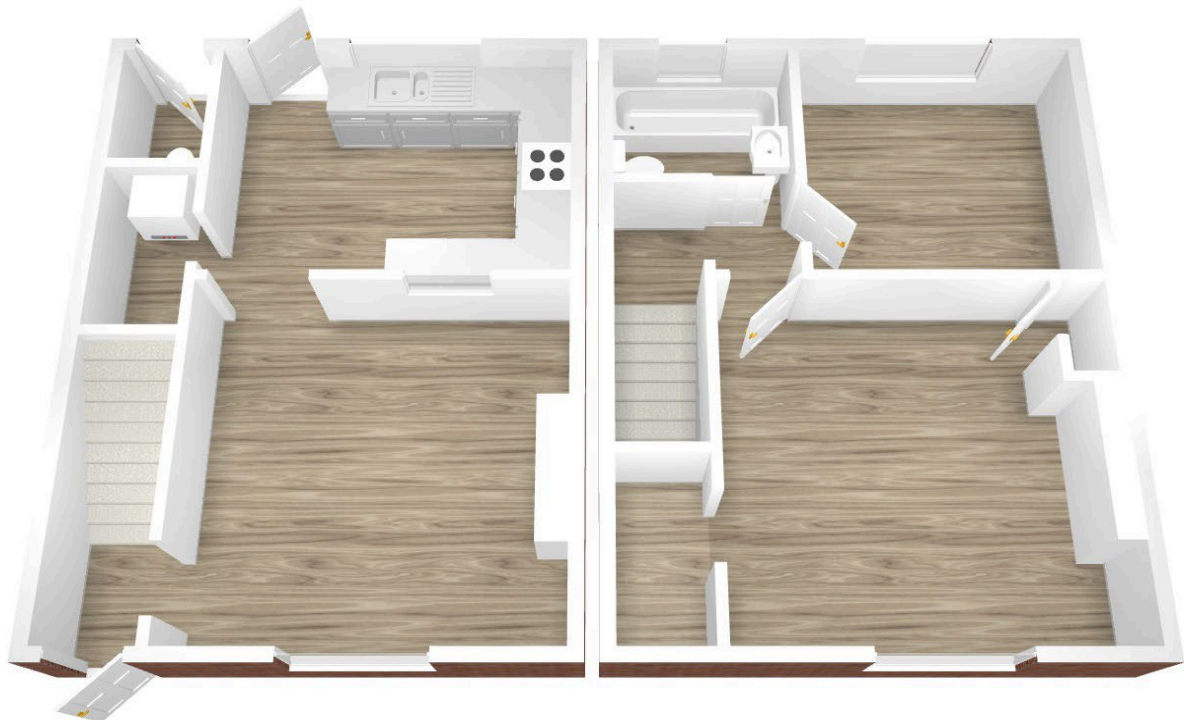
TENURE - We understand from the vendor that the property is Freehold. Alternative Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



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IMPORTANT NOTICE

For the sake of clarification we wish to inform prospective purchasers that these particulars are prepared as a general guide. All measurements are intended only as a general indication of size. Purchasers should be aware that in some properties, sloping ceilings may reduce available space and room plans may vary. Room sizes should NOT be relied on for carpet sizes, fitted furniture, etc. These particulars do not constitute or form part of any contract.

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Please note that we have not carried out any test on any service or installation or fixed appliances. Purchasers are always advised to have their own survey.

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